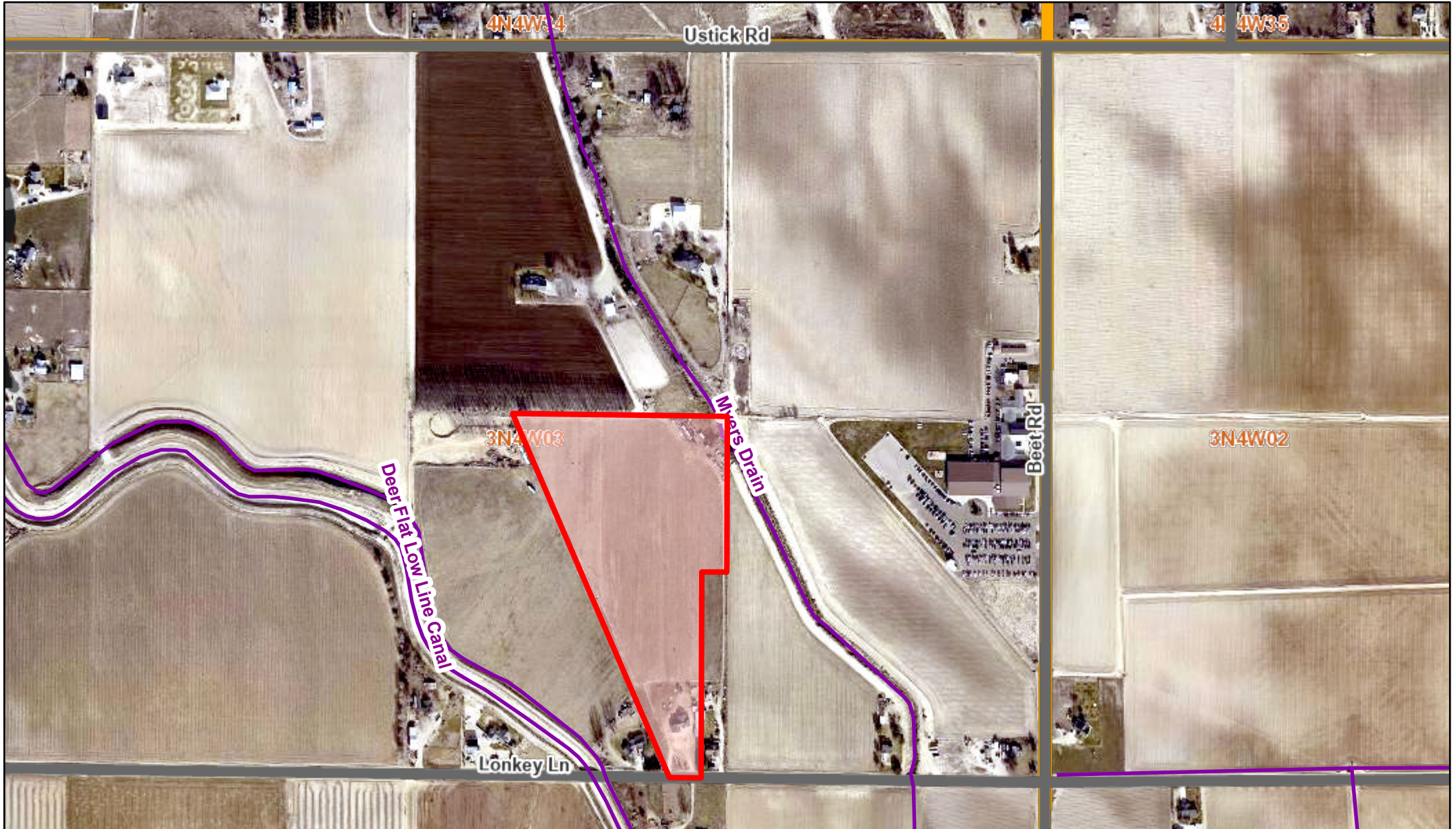
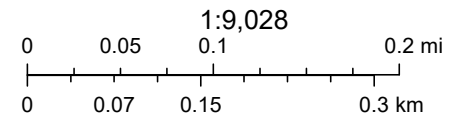


Canyon County, ID Web Map



11/13/2025, 4:25:34 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Hydro_NHDFlowline | County Boundary | Imagery_2025_3in |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	Jesus Del Hoyo	
	MAILING ADDRESS:	20284 Lonkey Ln	
	PHONE:	[REDACTED]	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.			
Signature: <u>Jesus Del Hoyo</u> Date: _____			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS:	
	20284 Lonkey Ln	
	PARCEL NUMBER:	
	R33161010A	
	PARCEL SIZE:	
	17.11	
	CHECK THE APPLICABLE APPLICATION TYPE:	
☐ REZONE ☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT		
CURRENT ZONING:		PROPOSED ZONING:
FLOOD ZONE (YES/NO)		ZONING DISTRICT:
		Golden-Gate Hwy #3

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0015	DATE RECEIVED:	11/13/25
RECEIVED BY:	HT	APPLICATION FEE:	2680.00
		CK MO CC CASH	

SCANNED

Jesus Del Hoyo

May 1st, 2025

Amendment

Parcel #R33161010A

Dear, Development Services Department,

This letter may concern you as it is made to inform you about a request for amendment. making properties on more lots and exhibits included in this letter. My wife Elpidia Del Hoyo and I are requesting rezone agriculture for primarily rural residents. As a minor family subdivision works best with our family dynamic. The primary purpose is to provide housing for our family members and grandchildren. As a resident living in Idaho, this economy continues to increase vastly, making things unsustainable. Additionally, Idaho keeps growing each day and the development trend has more people moving into rural areas, causing prices to increase. This leads to less homes for sale in rural resident areas, which has been more common than ever since Covid 19. A complication like this with different circumstances has changed our plans for the future needing more parcels. The new proposed comprehensive plan amendment will not impact the public and other facilities. The proposed easement is between parcel R33161 and R33161010A to result in a private road on it's way. This will create easier access to the proposed parcels. Each Parcel will include their own well and a septic tank system. As well as flood integration for the rest of it. The subdivision will be by new or existing subdivisions South East of property North Star Subdivisions off Holmdale Road and between Farmway Road and Wagner road. Existing subdivision East in property off of Lonckey Ln on Sunndale Road. Northwest off

property existing subdivisions off of Ustick Road on Starling Lane. Near the Timber Stone Golf Course Subdivisions off Ustick Road on Marlan Rdg Dr. west of property where there are existing subdivisions off of Alledale Road on Applewood Way. Existing subdivisions are also located off of Friend Road on Olena way. These are just some of the many subdivisions nearby our location within 3 to five minutes of us. I highly appreciate you for considering this letter.

Sincerely, Jesús Del Hoyo

L Ditch

Water Drain

Remaining Agricultural

L Ditch

3 Acres

Remaining Agricultural

Proposed
house

Proposed parcel

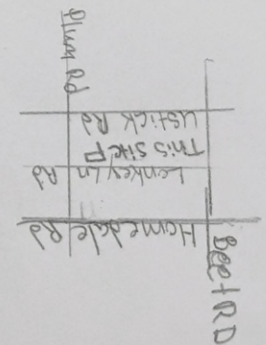
2 Acres

Remaining Agricultural

Proposed
house

Proposed parcel

VICINITY MAP
Not to Scale



Edge Property
Private Rd
Proposed

2 Acres

Existing
house

L Edge property

R33161010A

LONKEY LN RD

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 2

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☒ Gravity

5. **ACCESS:**
☐ Frontage ☒ Easement Easement width 50ft Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Deer Flat Low line Canal and Myers Drain

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential 2 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



Notice of Neighborhood Meeting

Conditional Use Permit

Pre-application requirement for a Public Hearing date

Dear Neighbor,

We are in the process of submitting an application for a Comprehensive plan amendment to Canyon County Development Services (DSD) One of the requirements necessary prior to submitting the applicant is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance Section 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a public hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The neighborhood Meeting details are as follow:

Date: (10/15/25)

Time: 7:00 PM

Location : 20284 Lonckey LN Caldwell, ID 83607

Property Description: 17.11 Agricultural Acres

The property is summarized below:

Site Location : 20284 Lonckey LN Caldwell, ID 83607/ PARCEL # R3316101A

Proposed Access: Public Easement Road

Total Acreage: 17.11

Proposed Lots: 2 LOTS

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me via e-mail at [REDACTED]

Sincerely,

Jesus Del Hoyo

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 20284 Lonkey Ln	Parcel Number:	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 10/01/25	Number of Acres: 17.11	Current Zoning:
Description of the Request: Neighborhood meeting pre-application requirement of Public hearing		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jesus Del Hoyo		
Company Name:		
Current address: 20284		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 10/15/25	MEETING LOCATION: 20284 Lonkey Ln	
MEETING START TIME: 7:00 pm	MEETING END TIME: 9:00 pm	
ATTENDEES: 1		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Oscar Sanchez		20258 Lonkey Ln Caldwell, Id 83607
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Jesus Del Hoyo

APPLICANT/REPRESENTATIVE (Signature): Jesus Del Hoyo

DATE: 10 / 15 / 25



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 08/16/2025 Signed: _____

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for informal review.

Date: 8/7/2025 Signed: _____

Chris W. Smith
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Caldwell Rural Fire Dist.

Highway District:

☐ Applicant submitted/met for informal review.

Date: 8/18/25 Signed: _____

Bob W. Smith
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: Golden Gate Hwy 3

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 8/19/25 Signed: _____

Rich K. Smith
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District: Wilder Irrigation Dist.

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 22 Aug 2025 Signed: _____

Rich K. Smith
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: Grain Valley

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

UNOFFICIAL COPY

2018-045929

RECORDED

10/12/2018 04:12 PM



00398513201800459290020022

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 HCRETAL

DEED

JESUS DEL HOYO

\$15.00

QUITCLAIM DEED

FOR VALUE RECEIVED, Elpidia Del Hoyo, A married women

does hereby convey, release, remise and forever quit claim unto

Jesus Del Hoyo and Elpidia Del Hoyo, husband and wife as their
sole and separate property MD
whose current address is:

20258 Lonkey Lane, Caldwell, ID 83607
the following described premises:

See Attachment

[Legal Description]

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: October 2, 2018
3

X Elpidia Del Hoyo

By: Elpidia Del Hoyo

[Grantor's Name]

State of Idaho, County of Canyon

This record was acknowledged before me on 10-3-18 by Darla Hood on behalf
of Elpidia Del Hoyo

Darla Hood
Signature of notary public
Commission Expires:

DARLA HOOD
Notary Public - State of Idaho
Commission Number 69913
My Commission Expires May 9, 2023

UNOFFICIAL COPY

MD



Land Survey

Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

March 8, 2018

Legal Description for
Elpidia Del Hoyo
Job No. MR0718

Parcel 2

This parcel is a portion of the SW ¼ NE ¼ of Section 3 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the SW ¼ NE ¼, (CE1/16 Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 88° 30' 47" West along the South boundary of the SW ¼ NE ¼ a distance of 103.00 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing North 88° 30' 47" West along said South boundary a distance of 130.99 feet to a found 5/8 inch diameter rebar witnessed by a found ½ inch diameter rebar bearing North 22° 38' 23" West a distance of 25.00 feet;

thence North 22° 38' 23" West a distance of 1629.43 feet to a point on the North boundary of the SW ¼ NE ¼, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88° 29' 24" East along said North boundary a distance of 885.91 feet to the Northeast corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 00° 56' 34" West along the East boundary of the SW ¼ NE ¼ a distance of 640.51 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88° 30' 47" West, parallel with the South boundary of the SW ¼ NE ¼, a distance of 103.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 56' 34" West, parallel with the East boundary of the SW ¼ NE ¼, a distance of 846.29 feet to the **TRUE POINT OF BEGINNING**, containing 17.111 acres, more or less and subject to any and all easements and rights-of-way of record or implied.



Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86865

Date: 11/13/2025

Date Created: 11/13/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jesus Del Hoyo

Comments: CR2025-0015

Site Address: 20284 LONKEY LN, Caldwell ID 83607 / Parcel Number: 33161010A0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone	CR2025-0015	\$1,250.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0015	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0015	\$600.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2025-0015	\$280.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0015	\$500.00	\$0.00	\$0.00

Sub Total: \$2,680.00

Sales Tax: \$0.00

Total Charges: \$2,680.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	105	\$2,680.00

Total Payments: \$2,680.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: lheidel